

**Landowner-Specific Narrative Summary**  
**Henrietta Ladage Revocable Trust, dated August 23, 1994**

ATXI has been unsuccessful in obtaining an easement from Henrietta Ladage, the trustee of the Henrietta Ladage Revocable Trust. The Trust owns two parcels at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois. The parcels have been designated internally as A\_ILRP\_MP\_SA\_109 and 120. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Ladage, her son, Mr. Wayne Ladage, or her attorney, regarding acquiring an easement across the property on at least 35 occasions, including 14 emails, 11 in person meetings, 4 letters, 5 phone calls, and one voicemail.

A land agent began attempting to contact Ms. Ladage by phone in early May 2014, and was able to meet with Mr. Wayne Ladage on May 22, where the agent presented ATXI's initial offer.

On June 2, 2014, ATXI received a letter stating that attorney Mr. Andrew White would represent the Trust. ATXI's attorneys negotiated with Mr. White regarding the language of the easement document and a confidential settlement agreement.

On November 11, 2014, ATXI provided an updated appraisal of the Trust properties, which resulted in an increase in the per-acre value of the Trust properties, which ATXI reflected in its calculation of compensation, however, the revised compensation offer also corrected an error in calculating crop yields on the properties, which decreased the total amount offered.

On June 8, 2015, ATXI received a letter stating that attorney Mr. Barry Hines would represent the Trust in further negotiations with ATXI. The Trust is now part of the Dowson/Thoma group and its parcels are included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

**Landowner-Specific Narrative Summary**  
**Henrietta Ladage Revocable Trust, dated August 23, 1994**

Despite ATXI's efforts over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with the Trust, and the group, to the extent they are willing to engage in negotiations with ATXI. However, voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over these parcels.

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5-22-14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Charles McIn ☒

Sangamon County, IL

Tax Id: 35-32-400-010

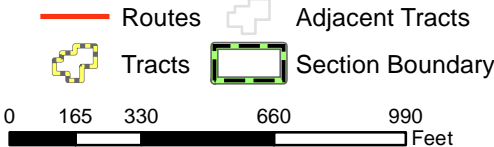


Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Henrietta Ladage Revocable Trust

Tract No.:A\_ILRP\_MP\_SA\_109

Date: 7/10/2015

EXHIBIT "A"

A 2.279 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART A TRACT OF LAND DESCRIBED IN DEED TO HENRIETTA LADAGE, TRUSTEE OF THE HENRIETTA LADAGE REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 9435072 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID EAST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043462.08, E:2438150.35;

**THENCE** SOUTH 01 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

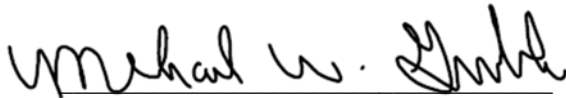
**THENCE** SOUTH 88 DEGREES 30 MINUTES 14 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 0.11 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,323.61 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

**THENCE** NORTH 01 DEGREES 08 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 32 BEARS SOUTH 88 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 3,984.72 FEET;

**THENCE** NORTH 88 DEGREES 59 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 1,323.46 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 99,269 SQUARE FEET OR 2.279 ACRES OF LAND, MORE OR LESS.

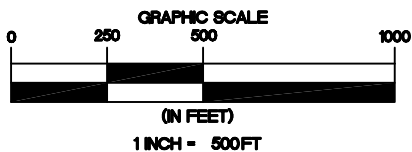
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

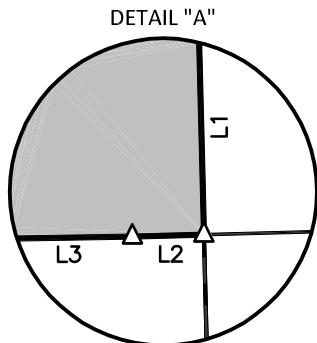
DATE: 04/23/2015





# EXHIBIT "A"

ATXI Exhibit 2.3 (Part U)  
Page 6 of 10



(NOT TO SCALE)

BETTY C. PHILLIPS,  
TRUSTEE UNDER THE  
BETTY C. PHILLIPS  
REVOCABLE LIVING TRUST  
DOCUMENT NO. 1999R45799  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_108

SECTION 32  
TOWNSHIP 13N  
RANGE 5W

JOSH J. SMITH AND  
ERIN E. SMITH,  
HUSBAND AND WIFE  
DOCUMENT NO. 2009R01241  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_112

P.O.B.  
GRID COORDINATES  
N:1043462.08  
E:2438150.35

S88°59'38"W 3984.72'  
P.O.R. 5/8" IRON ROD  
FOUND W 1/4 COR SEC 32  
L4

LU ANN REICHERT, GREGORY T. REICHERT,  
SHERILYN J. SMITH, AND LISA K. OTT  
DOCUMENT NO. 94-38946  
D.R.S.C.I.

AND  
THOMAS H. REICHERT FAMILY TRUST  
DOCUMENT NO. 1999R42531  
AS CORRECTED BY  
DOCUMENT NO. 1999R45830  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_104

PROPOSED 75'  
WIDE EASEMENT  
2.279 ACRES  
(99,269 S.F.)

HENRIETTA LADAGE,  
TRUSTEE OF THE  
HENRIETTA LADAGE  
REVOCABLE LIVING TRUST  
DOCUMENT NO. 9435072  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_109

PARCEL IV  
JJMD FAMILY L.P.  
DOCUMENT NO. 2013R08808  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_110

SECTION LINE

SECTION LINE

LOVENS ROAD

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°19'59"E	75.00'
L2	S88°30'14"W	0.11'
L3	S88°59'38"W	1323.61'
L4	N01°08'06"W	75.00'
L5	N88°59'38"E	1323.46'

## LEGEND

D.R.S.C.I.

P.O.B.

P.O.R.



DEED RECORDS  
SANGAMON COUNTY, ILLINOIS

POINT OF BEGINNING  
POINT OF REFERENCE  
5/8" IRON ROD FOUND  
CALCULATED POINT

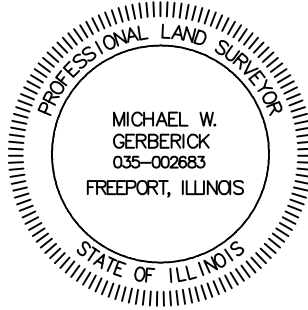
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/23/2015
SCALE: 1"=500'
TRACT ID: A_ILRP_MP_SA_109
DRAWN BY: LDK



150' TRANSMISSION  
LINE EASEMENT  
MEREDOSIA TO PAWNEE  
SECTION 32, TOWNSHIP 13 NORTH, RANGE 5 WEST  
OF THE 3RD PRINCIPAL MERIDIAN  
SANGAMON COUNTY, ILLINOIS

**Agent Checklist with Landowner**

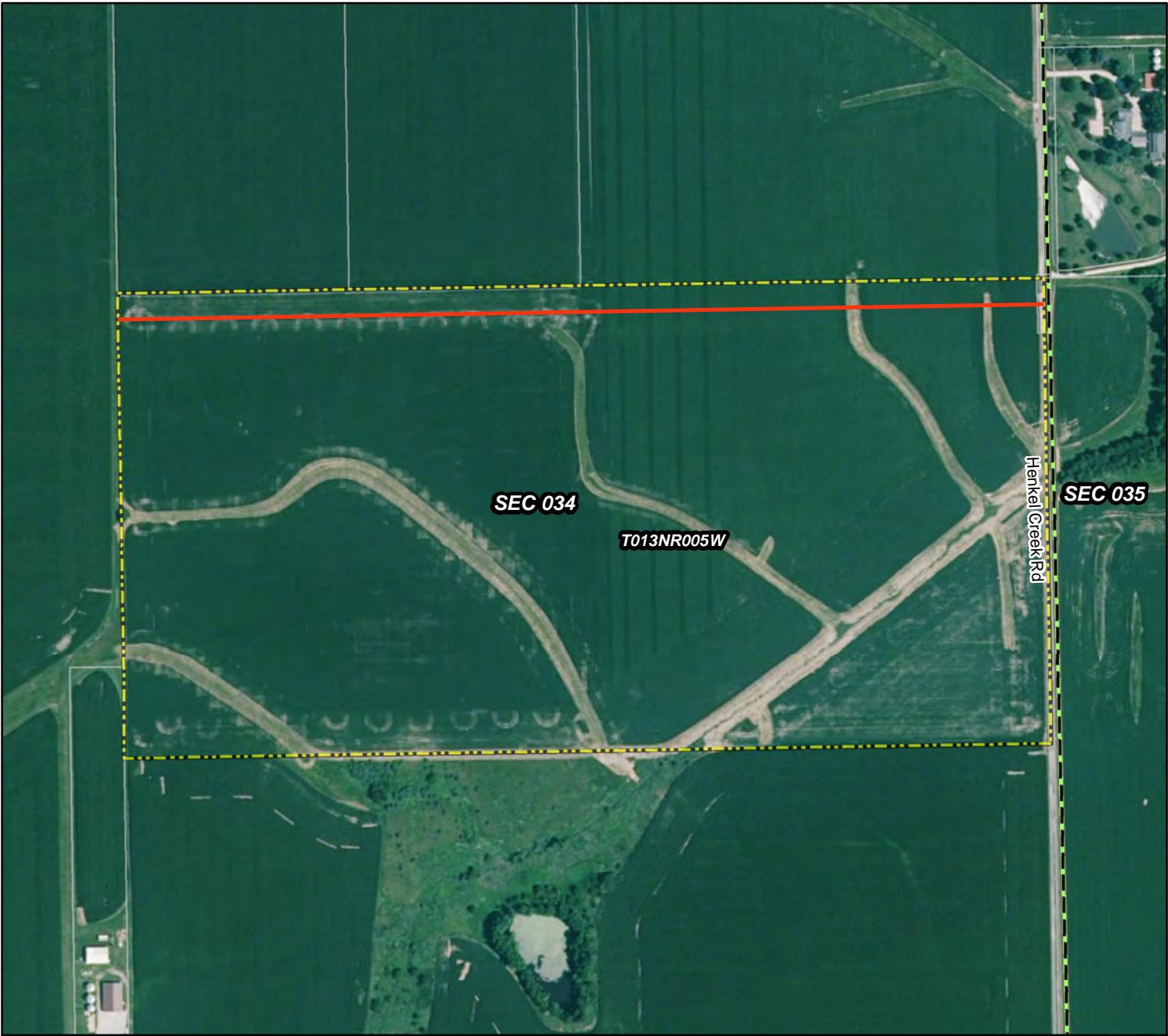
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
  2. Initial appointment set for 5-22-14 ☒
  3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
  4. Prepare and review Acquisition documents and maps ☒
  5. Provide landowner with business card and show Ameren ID badge ☒
  6. Ask the landowner they received the 14 day letter: ☒
    - a. Ask if the landowner read 14 days letter
    - b. Does landowner have any questions regarding letter:  

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  7. Provide/explain the purpose of the project ☒
  8. Discuss routing and how it affects landowner: ☒
    - a. Provide Fact Sheet about the project
    - b. Provide landowner copies of:
      - i. Small scale map of the project
      - ii. Sketch and description of type of facilities/structures
      - iii. Approximate location of facilities
      - iv. Option for Easement including exhibit showing length and width of the easement area
      - v. Memorandum of Option Exhibit B
  9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
  10. Discuss subordination of mortgage, if applicable ☒
  11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
  12. Provide EMF brochure, if requested ☒
  13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
  14. Agent Name (Print and Sign) Charlotte Melin ☒
-

Tax Id: 35-34-400-005

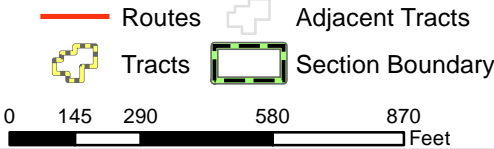


**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



**Henrietta Ladage Revocable Trust**

Tract No.:A\_ILRP\_MP\_SA\_120

Date: 7/10/2015

EXHIBIT "A"

A 9.159 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MARY JESSUP AND THE HEIRS OF LEWIS JESSUP: MARY JESSUP, BONNIE DICKEY, CHARLES FREDERICK JESSUP AND KAREN HEIER, RECORDED IN DOCUMENT NO. 1979R825853 AND TO HENRIETTA LADAGE, TRUSTEE OF THE HENRIETTA LADAGE REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 1994R35072, DOCUMENT NO. 2005R25397, AND DOCUMENT NO. 2005R25398 AND TO THE HEIRS OF LEWIS JESSUP: MARY JESSUP, BONNIE DICKEY, CHARLES FREDERICK JESSUP AND KAREN HEIER, RECORDED IN DOCUMENT NO. 1984R953911, ALL OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 3/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043686.03, E:2448779.91;

**THENCE** SOUTH 00 DEGREES 52 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

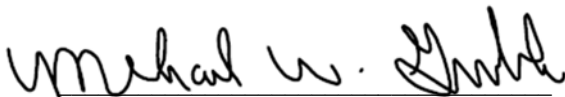
**THENCE** SOUTH 89 DEGREES 04 MINUTES 57 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,659.57 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.24 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 00 DEGREES 53 MINUTES 03 SECONDS EAST, A DISTANCE OF 2,522.44 FEET;

**THENCE** NORTH 00 DEGREES 53 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

**THENCE** NORTH 89 DEGREES 04 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,659.83 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 398,974 SQUARE FEET OR 9.159 ACRES OF LAND, MORE OR LESS.

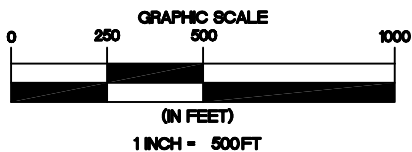
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

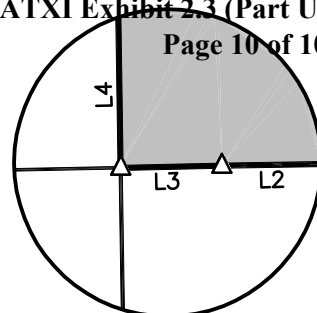
DATE: 06/17/2015





# EXHIBIT "A"

DETAIL "A"  
ATXI Exhibit 2.3 (Part U)  
Page 10 of 10



(NOT TO SCALE)

EDGAR E. SEARCY,  
HOWARD L. SEARCY,  
DOCUMENT NO.  
2005R15813  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_118

LEWIS F. JESSUP  
AND  
MARY JESSUP,  
HUSBAND AND WIFE,  
LIFE ESTATE  
CAUSE NO. 85-P-151  
C.R.S.C.I.  
AND  
LEWIS F. JESSUP  
DOCUMENT NO.  
1985R008265  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_119

HENRIETTA LADAGE,  
TRUSTEE OF THE  
HENRIETTA LADAGE  
REVOCABLE TRUST  
DOCUMENT NO. 94-35072  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_121

MARY JESSUP  
AND  
THE HEIRS OF LEWIS  
JESSUP: MARY JESSUP,  
BONNIE DICKEY, CHARLES  
FREDERICK JESSUP AND  
KAREN HEIER  
DOCUMENT NO. 1979R825853  
D.R.S.C.I.  
AND  
HENRIETTA LADAGE, TRUSTEE  
OF THE HENRIETTA LADAGE  
REVOCABLE TRUST  
DOCUMENT NO. 1994R35072  
DOCUMENT NO. 2005R25397  
DOCUMENT NO. 2005R25398  
D.R.S.C.I.  
AND  
THE HEIRS OF LEWIS  
JESSUP: MARY JESSUP,  
BONNIE DICKEY, CHARLES  
FREDERICK JESSUP AND  
KAREN HEIER  
DOCUMENT NO. 1984R953911  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_120  
A\_ILRP\_MP\_SA\_122

PARCEL 1  
JEFFREY W. JONES  
AND  
CYNTHIA A. JONES,  
HUSBAND AND WIFE  
DOCUMENT NO. 2007R49126  
D.R.S.C.I.  
A\_ILRP\_MP\_SA\_123  
A\_ILRP\_MP\_SA\_124

P.O.B.  
GRID COORDINATES  
N:1043686.03  
E:2448779.91

SEE DETAIL "A"

S00°53'03"E 2522.44'  
P.O.R.-5/8" IRON ROD FOUND  
SW COR SE 1/4 SEC 34

SECTION 34  
TOWNSHIP 13N  
RANGE 5W

PROPOSED 150'  
WIDE EASEMENT  
9.159 ACRES  
(398,974 S.F.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°52'39"E	150.00'
L2	S89°04'57"W	2659.57'
L3	S88°50'36"W	0.24'
L4	N00°53'03"W	150.00'
L5	N89°04'57"E	2659.83'

## LEGEND

C.R.S.C.I. COURT RECORDS  
SANGAMON COUNTY, ILLINOIS  
D.R.S.C.I. DEED RECORDS  
SANGAMON COUNTY, ILLINOIS  
P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
△ CALCULATED POINT  
⊙ 3/4" IRON PIPE FOUND  
--- SECTION LINE  
--- SUBJECT PROPERTY LINE  
--- PROPERTY LINE  
--- PROPOSED EASEMENT CENTERLINE  
--- PROPOSED EASEMENT



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

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- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 06/17/2015  
SCALE: 1" = 500'  
TRACT ID: A\_ILRP\_MP\_SA\_120  
DRAWN BY: KAS



150' TRANSMISSION  
LINE EASEMENT  
MEREDOSIA TO PAWNEE  
SECTION 34, TOWNSHIP 13 NORTH, RANGE 5 WEST  
OF THE 3RD PRINCIPAL MERIDIAN  
SANGAMON COUNTY, ILLINOIS